



City of Granite City

Building and Zoning Dept. 2000 Edison Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

PLAN COMMISSION MINUTES

October 4, 2007

1. CALL TO ORDER AND ROLL CALL Chair Sharon Ryan called the meeting to order with roll call at 7:00 p.m.

MEMBERS PRESENT:

John Janek Don Luddeke
Frank Greathouse Sharon Ryan
Tim Elliott * Ben Ward
Shirley Howard

MEMBERS ABSENT:

Sandra Crites ex
Mark Davis ex
Jack Taylor ex.

OTHERS PRESENT: Aldermen, Dan McDowell and Brad Eavenson, Zoning Admin. Steve Willaredt, board secretary, petitioners and residents. *(New board member Tim Elliott)

2. Pledge of Allegiance, Comments, Swear in: Chair Ryan swore in those present, explained the board is a recommending body to the City Council who has final say on all petitions.

3. Approval of Minutes, and Agenda. Motion by Janek, second Ward to approve minutes and agenda, motions approved by common consent.

4. Council Report - Alderman McDowell reported Council action on Plan Commission recommendations: (1) Council denied the used appliance store at 1831 State Street because it was not an allowed use in the Downtown P. U. D. (2) Council passed the Telecommunications Ord. (3) Council approved the Downtown P. U. D. for Rail Partners in the 1100 block of Niedringhaus. (4) Council committee continued discussion on surfacing.

5. Re-Zone R-3 to R-5 Multi-Family, tract of land off Village Lane and Buenger Blvd. American Senior Alternatives, Inc. requests a rezoning of their property to an R-5 Multi-Family zoned district to construct units for senior living adjacent to their property known as "The Fountains" zoned R-5.

BOARD DISCUSSION: Mr. Gail Buenger of Glen Carbon stated that they would like to build another assisted living facility like The Fountains.

Mr. Mark Newkirk representing ownership of The Fountains reported the following: We have a good relation with the neighbors and have provided 19 permanent jobs. The road to the South, into the residential neighborhood, will be closed per an agreement with the developer of Cardinal Crossing. Right now, there are 72 units in The Fountains and we have expanded two times adding to that facility. Our plans are for 42 to 48 units, brick with some vinyl siding. This will be buildings that complement the other housing. We provide a needed service and it is time to expand to meet the needs of the community.

Board members questioned the drainage. Mr. Willaredt stated that they are submitting a plat and that calculations regarding drainage will have to be submitted. He also questioned the possible use of an R-7 zoning instead of the requested R-5. Mr. Newkirk said they have plans to expand the assisted living facilities, they are not interested in any other use. They have expanded the Fountains two times. Mr. Willaredt said that if they were not planning any expansion, what they now have would be ok. He said the pump hasn't been put in yet for Cardinal Crossing, with the swale there shouldn't be any water directed towards Buenger. Mr. Newkirk said their engineering and architectural firm, Henderson Assoc., will submit a plat with drainage calculations. He said the drainage has improved in the area but they will need another retention pond.

MOTION by Janek, seconded by Ward to approve the re-zoning of the R-3 Single Family Zone district to R-5 Multi-Family Zone district, for American Senior Alternatives, Inc.
MOTION PASSED - UNANIMOUS.

6. OLD/NEW BUSINESS:

a) OWNTOWN PLANNED UNIT DEVELOPMENT

Steve Willaredt said Laura Andrews, Asst. City Attorney, suggests that Rail Road related uses be added as an allowable use in Article 13, Industrial Sub-District Section 13-500, 13-520.

Board members discussed the progress of new projects in the Downtown P.U.D. and how they can get developers to do what they say and questioned time limits to finish projects. Mr. Willaredt said we check on progress and we also have had them come back for a 6 month review. Some others have come to a standstill and that will require some action. He reminded them that last month the owner of the Ralph Building gave a detailed 6 month progress report.

Alderman Dan McDowell asked the Commission to make a motion for City Council action regarding the Rail Road uses.

MOTION by Janek, second by Ward adding to Article 13, Section 13-520, "Rail Road related uses" as a permitted use in the Downtown P. U. D. Industrial Sub District.
MOTION PASSED – UNANIMOUS.

b) Citizen Planner Training Workshop, Wed. Oct. 24 - 6:15 PM – #1 Gateway Center

A copy of a registration form for the training workshop was given to all board members and the aldermen present. Arrangements are being made for employees, board members and aldermen who have stated they will attend. Requests to attend have been made by the following:

Dan McDowell, Brad Eavenson, Steve Willaredt, Brenda Whitaker, John Janek,
Ben Ward, Jack Taylor, Shirley Howard, Barbara Hawkins,

Note: The deadline to register with the Plan Commission secretary is October 17, 3:00 pm.

7. ADJOURNMENT:

Motion to adjourn by Janek, second Howard. Motion passed, meeting adjourned.

Respectfully Submitted,

Plan Commission Secretary

cc: Mayor/City Council/Attorneys
City Clerk/Commission

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PETITIONER: AMERICAN SENIOR ALTERNATIVES, INC.

REQUEST: RE ZONING – R-3 Single Family to R-5 Multi-Family Zoned District.
A tract of property off Village Lane and Buenger Blvd.

American Senior Alternatives, Inc. requests rezoning their property from R-3 to R-5 Multi-Family to construct units for senior living. This property is adjacent to their (R-5) property known as "The Fountains".

FINDING OF FACT: Recommendations and reasons thereof: If the proposed amendment alters district boundaries or changes the status of any use, the Plan Commission shall report findings concerning each of the following:

- a) Existing use(s) and zoning of property in question: *Vacant property zoned R-3, adjacent to senior assisted living zoned R-5.*
- b) Existing use(s) and zoning of other lots in the vicinity of the property in question: *R-3 residential, R-5 assisted living, C-7 Planned Residential and vacant land some used for farming.*
- c) Suitability of the property in question for uses already permitted under existing regulations: *Suitable*
- d) Suitability of property in question for proposed use: *Suitable depending upon the plat and the drainage.*
- e) Trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last re-zoned: *Residential uses including duplexes and assisted living units and planned unit developments.*
- f) The effect proposed re-zoning would have on implementation of the City's Comprehensive Plan: *Plan is for residential uses – planned zone and use is residential for assisted living.*

MOTION by Janek, seconded by Ward to approve the re-zoning of the R-3 Single Family Zone district to R-5 Multi-Family Zone district, for American Senior Alternatives, Inc.
MOTION PASSED - UNANIMOUS.

(EX) Excused absence

ROLL CALL

Sandra Crites	absent (ex)	Jack Taylor	absent (ex)
John Janek	yes	Ben Ward	yes
Sharon Ryan	yes	Shirley Howard	yes
Tim Elliott	yes	Mark Davis	absent
Mark Wilson	yes	Don Luddeke	yes
Frank Greathouse	yes		

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CHAIRMAN: Sharon Ryan

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Request: AMEND ZONING ORDINANCE #3818, ARTICLE 13

Asst. City Attorney Laura Anderson suggested that Rail Road related uses be added to Ordinance Article 13, Section 13-520 as a permitted use in the Downtown Planned Unit "Industrial" Sub District.

Alderman Dan McDowell asked the Commission to make a motion for City Council action regarding Rail Road uses.

MOTION by Janek, second by Ward to add to Article 13, Section 13-520, "Rail Road related uses" as a permitted use in the Downtown P. U. D. Industrial Sub District.
MOTION PASSED – UNANIMOUS

(EX) Excused absence

ROLL CALL

Sandra Crites	absent (ex)	Jack Taylor	absent (ex)
John Janek	yes	Ben Ward	yes
Sharon Ryan	yes	Shirley Howard	yes
Tim Elliott	yes	Mark Davis	absent
Mark Wilson	yes	Don Luddeke	yes
Frank Greathouse	yes		

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